



**CITY OF KINGSTON PLANNING BOARD
MEETING MINUTES
December 12, 2016
Common Council Chambers – 6:00 PM**

NOTES: (1) These meeting minutes are a summarization of notes and not an absolute transcript of dialogue. (2) All public hearings were conducted prior to the Planning Board discussions with the applicant(s) and any comment received is included within the written section of the minutes. (3) In the absence of full Planning Board Members, or in the case of a necessary recusal, the Planning Board Alternates will participate in the vote in order of seniority.

A meeting of the City of Kingston Planning Board was held on December 12, 2016 in the Common Council Chambers at Kingston City Hall, 420 Broadway, Kingston, New York. The meeting was called to order at 6:00 PM by Chairman Wayne Platte.

BOARD/ALTERNATE MEMBERS PRESENT: Wayne Platte, Chairman, John Dwyer Jr, Vice-Chairman, MaryJo Wiltshire, Charles Polacco, Robert Jacobsen, Jamie Mills and William Tubby.

BOARD/ALTERNATE MEMBERS ABSENT: Jonathan Korn

OTHERS PRESENT: Suzanne Cahill, Planning Director, Kyla Haber, Assistant Planner, Daniel Gartenstein, Asst. Corporation Counsel.

GENERAL NOTES:

1. Pledge of Allegiance
2. Introduction of all Board Members and Staff Present
3. Identify exits, bathrooms, no elevator in case of emergency
4. Silence cell phones, conversations should be taken out of room
5. Respect speakers

REGULAR BUSINESS:

Item #1: Open Public Speaking (6:00P.M. – 6:15 P.M.)

Lawrence McCauley – 132 Andrew Street – Is against the 300 Flatbush Avenue project. Kingston has enough of this type of housing.

Pat Courtney-Strong – lives and works at 446 Broadway – Speaks in support of the RUPCO project at 300 Flatbush Avenue. She is very aware of the frail and elderly population in Kingston. RUPCO is going to address an increasing problem. City services are here and RUPCO has a great track record.

Adrian Dufre – Clifton Avenue – Lives on Clifton Avenue and Shirley Crespino lived on Clifton Avenue all her life. She is speaking against the 300 Flatbush Avenue project. She has serious concerns. The property is fabulous and could be used for so many other things, you could have classes, crafts, and services. It could be a place that people go and visitors would say that they have such great stuff at the Alms House. It could be a destination.

Martin Lenox – 117 Abbey Street – Agrees with speakers 1 and 3. He is against the proposal at 300 Flatbush Avenue.

Cassandra Burke – (Copy of exact comments submitted for the record) – Spoke in favor of the 300 Flatbush Avenue proposal. Some of the concerns of the neighborhood are that supportive housing will increase crime, drain neighborhood services, and overburden its infrastructure, bring undesirables into the community, and generally decrease the quality of life in the neighborhood. Their concerns are valid and deserve attention. It is also important to discern whether or not these fears have a basis in fact and if not, to dispel those fears with appropriate data.

Supportive housing is known to not only reduce chronic homelessness but also to drive public cost for the homeless down. Cost studies in six different states and cities found that supportive housing results in a reduction of tenants' use of publicly-funded crisis services, including shelters, hospitals, psychiatric centers, jails, and prisons.

- Emergency room visits decline by 57%
- Use of emergency detoxification services decline by 87%
- Rate of incarceration declines by 52%
- More than 83% stay housed for at least one year

In New York, reductions in service use resulted in an annual savings of \$16,282 per unit, which amounts to 95% of the cost of providing supportive housing.

Another of the common worries is that property values will decrease. According to a study conducted by the Furman Center for Real Estate and Policy, both the values of properties within 500 feet and between 500 and 100 feet of supportive housing show a steady growth relative to other properties in the neighborhood in the years after supportive housing opens. Their dataset included 7,500 units in 123 developments that opened between 1985 and 2003 and either were newly constructed or the result of gut renovations of vacant buildings. The median size of the developments was 48 units. Further evidence shows that supportive housing benefits communities by improving the safety of neighborhoods, beautifying city blocks with new or rehabilitated properties and increasing or stabilizing property values over time. She urged the Planning Board to consider all of these benefits when voting on the zoning request presented by RUPCO.

As a resident and managing partner of KESCO, a Kingston-based firm dedicated to growing our local economy from within and promoting social welfare, she is very pleased to have stakeholders like RUPCO who are able and willing to take on projects to address problems like chronic homelessness and housing insecurity facing seniors.

Chairman Platte closed the public speaking portion of the meeting..

Item #2: Adoption of the November 14, 2016 Planning Board minutes.

Discussion: W. Platte asked the Board if they had time to review the minutes and if there were any corrections. No corrections were suggested.

Decision: The Board voted unanimously to approve the minutes from the November 14, 2016 Planning Board meeting. (WP, RJ, JD, MW, CP – yes)

PUBLIC HEARINGS:

Item #3: **#695 Broadway** SPECIAL PERMIT renewal to operate an automotive service establishment. SBL 56.92-3-19. SEQR Determination. Zone C-2, MUOD, BODS, HAC. Ward 4. Jamar Ashe/ applicant; RLRJB Realty, Inc./owner.

Discussion: No one spoke at the public hearing. Jamar Ashe was present at the meeting. The proposal is to renew the special permit for an auto detailing business. Automotive service establishments are permitted by special permit under section 405-17 (C)(5). The previous renewal was in October 2016 in for a period of 2 years.

The original narrative stated that hours of operation are Monday – Saturday from 9am – 6pm with the applicant being the only employee.

The Board asked about the increased uses at the site. Vehicle sales are taking place as well as U-Haul rentals. J. Ashe was asked how the U-Haul operation works. He said that he is an authorized dealer. If someone wants a U-Haul they can rent one from him or he will call and arrange for one. He said that he typically only has 1 or 2 trucks on site. The Board agreed that even with the additional uses, the property is well maintained and does not appear to be overcrowded.

S. Cahill asked that the applicant revise the site plan to show the new parking configuration for the sales and U-Haul uses. W. Platte suggested that the Board allow the revisions to take place at staff level without having to return to the Board. All agreed.

A term for the permit was discussed. The previous term was for 2 years. J. Ashe asked if the term could be increased to 3 years. The Board agreed to continue the 2 year renewal due to the highly visible location and the increased uses on the site.

A determination of environmental significance was discussed. Because the project involved no changes and is purely an administrative act of renewal, it was categorized as a Type II action under SEQR, and therefore is predetermined to have no environmental impact and no SEQR review by the Board is required.

Decision: The Board voted unanimously to render the action a Type II under SEQR and renew the special permit for a period of 2 years to expire on December 12, 2018 with all original conditions carried forward and a new plan layout submitted within 60 days to planning staff noting the various uses. (WP, MW, JD, CP, RJ – yes)

Item #4: **#214 West Chestnut** SPECIAL PERMIT renewal for condominium units. SBL 56.42-4-8.101, 102, 103, 104, 105, 106, 107, 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305.

SEQR Determination. Zone RT. Ward 9. Ulster Academy Lofts Condo Association; applicant/owner.

Discussion: No one spoke at the public hearing. Anthony Argulewicz was present at the meeting. The application is for renewal of a special permit for multiple condominium units within a structure in the RT zone. There are 18 condos in the building all of which are occupied. The building operates through a condominium association. The previous renewal was approved in December 2011 for a period of 5 years.

R. Jacobsen asked how many of the units were rentals and how many were owner occupied. A. Argulewicz said that about 2/3 of the units are owner occupied. He said that the association has a very strict rental policy. Rental leases are required to be 12 months. The board of the association is very stable. A. Argulewicz said that the board has been basically the same for the past 6-7 years with few exceptions.

A term was discussed for the special permit. There is no limit on the term for this type of use in the RT zone. Staff suggested extending or approving the renewal with no limit, based on the past performance of the homeowners association with no complaint or issues arising since the original construction. R. Jacobsen suggested keeping the term to 5 years because of the possibility of increase rental occupancy in the future. The Board agreed to keep the term at 5 years.

A determination of environmental significance was considered. The application was considered a Type II action under 6NYCRR Part 617 of SEQR Law 617.5 (c)(26) which states that "license, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities" are considered Type II Actions and therefore are predetermined to have no environmental impact with no further SEQR review required.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to renew the special permit for a period of 5 years to expire on December 12, 2021 with all original conditions carried forward. (WP, CP, JD, MW, RJ – yes)

Item #5: **#115 Abeel Street** SPECIAL PERMIT to re-establish a mixed use building in the RT zone. SBL 56.43-2-29.120. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 9. Stefan Bohdanowycz; applicant/owner.

Discussion: No one spoke at the public hearing. The applicant was not present at the meeting. The application is for a special permit to re-establish and operate a mixed use building at 115 Abeel Street. The special permit was approved February 2012 for 6 months. The permit expired in August 2012 with multiple attempts to contact the owner for renewal.

Staff advised the Board that the applicant had received a building permit under the original approval. The owner completed construction of the residential units and occupied them before a Certificate of Occupancy was issued. J. Safford was present at the meeting, he addressed the Board, explaining that when he visited the site to close out the permit and issue the C of O, he notified the owner that he needed to obtain the special permit from the Planning Board.

R. Jacobsen expressed concern with people living in units that did not have Certificates of Occupancy. He suggested denying the permit to remove the tenants from the site. J. Safford explained that the work passed inspection but that the C of O had not been issued yet pending the special permit. He said that the owner had been in contact with both the Building Safety Division and the Planning Office. Staff agreed that he had contacted the Planning Office and filled out the application for the renewal. R. Jacobsen suggested that the Board may approve the permit for 60 days so that the Certificate of Occupancy could be issued, then ask the owner to return in January to address the Board for the special permit renewal. The Board agreed.

The ground floor commercial space is not complete. J. Safford said that the owner did not have a specified timeline for completing the ground floor. The project narrative stated that the he is still intending to renovate the ground floor to create a blank slate for a future tenant but the narrative did not specify when work would begin.

There is no parking on the site. During the previous approval, the Board waived the parking requirement for the site based on the fact that the building takes up the entire footprint of the property and because of the building's proximity to municipal parking lots. Continuation of the waiver will need to be considered. Two residential units would require 4 spaces. The commercial space would require 1 space per 300sf for a total of 4 spaces. The total requirement for the entire building would be 8 spaces.

J. Safford indicated that the applicant is aware that Landlord Registration is required for residential rental units. Landlord Registration is filed with the Building Safety Division of the Fire Department and requires inspections every 2 years. The Building Safety Division informed the Planning Office that the registration has not been filed at this time.

A term for the renewal was discussed. The Board agreed to issue the permit for a period of 60 days and request that the owner attend the meeting to discuss the renewal.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit for a mixed use building with all previous conditions carried forward for sixty (60 days), at which time the applicant must be present at the Board meeting . (WP, RJ, JD, MW, CP – yes)

Item #6: **#111 Abeel Street** SPECIAL PERMIT renewal/amendment modify approved plans from ground floor commercial with 6 residential units to 8 residential apartments with no commercial space. SBL 56.43-2-28. Zone RT, Rondout Historic District, Heritage Area. Ward 8. Michael Piazza; applicant/owner.

Discussion: No one spoke at the public hearing. Michael Piazza and Paul Jankovitz were present at the meeting. The application was submitted as a renewal of the special permit for a mixed use structure with retail/office space on the ground floor and 6 one-bedroom apartments in the upper 3 floors. The new application includes the request that the building be used as 8 residential apartments with no commercial space.

P. Jankovitz explained that they received a variance from the State building code because the building only has one means of egress. The Building Safety Division confirmed that the variance was received.

P. Jankovitz said that there is an elevator in the building and that all units will all be handicap accessible.

Staff questioned the revised elevations, noting that the Juliette balconies were removed from the plans. P. Jankovitz said that the removal of the balconies was a result of the Historic Landmarks Preservation Commission review. He said that the HLPC felt that the balconies were not historically accurate. R. Jacobsen said that he felt that the balconies were a nice addition especially to units that are handicap accessible. The Board agreed and asked if it would be possible to send a request to the HLPC to reconsider decision involving the balconies. Staff agreed that they would send a letter to the HLPC from the Planning Board to express their opinion.

During the original approval, the Board waived the requirement for 17 parking spaces. M. Piazza said that he is still interested in creating parking for this building on another lot that he owns, although at this time, the zoning does not permit it. The elimination of commercial space for additional residential units reduces the parking requirement for the site.

The owner was also reminded during the original approval that refuse and recycling for multifamily buildings is limited to the following: 4 or more families are permitted 9 cans not exceeding 32 gallons each (288 gallons combined volume) or 18 bags having a combined volume not exceeding 288 gallons. All refuse will remain inside the building and brought to the curb during the permitted hours under the Department of Public Works. Contracting with a private hauler is recommended.

The following Board Policies were included as part of the final decision: #6 – signature on plans; #10 – banners and flags prohibited; #11 – window signage limited to 20%; #15 – zoning analysis; #18 – recreation fee; #22 – carbon monoxide detectors; #23 – bluestone sidewalks protected and preserved.

A term for the special permit was discussed. The Board agreed to a 1 year term.

A determination of environmental significance was discussed. However, if the project involves no changes and is purely an administrative act of renewal, it can be categorized as a Type II action under SEQR, and therefore is predetermined to have no environmental impact and no SEQR review of the Board is required.

Decision: The Board voted unanimously to render the application a Type II under SEQR and to approve the amended special permit for 8 residential units with no ground floor commercial space a period of 1 year to expire on December 12, 2017 with the following conditions: all original conditions carried forward, inclusion of a Knox Box for emergency access, and a recreation fee of \$8000 submitted prior to the issuance of a building permit. (WP, RJ, MW, JD, CP – yes)

Item #7: #301 Wall Street SPECIAL PERMIT to operate an 11 room hotel and ground floor restaurant. SBL 48.331-1-19. SEQR Determination. Zone C-2, Stockade Historic District, Ward 2. Hudson Valley Kingston Development LLC; applicant/owner.

Discussion: No one spoke at the public hearing. The applicant was not present at the meeting. Staff advised the Board that the Planning Office had not received responses to the Planning Board's request to seek Lead Agency and that the 30 day timeframe to respond had not expired yet. Therefore, the Board could not make any decisions.

Decision: The Board voted unanimously to table the application and place the item on the January 2017 Planning Board agenda. (WP, RJ, JD, CP, MW – yes)

Item #8: #609 Broadway SPECIAL PERMIT to renovate an existing building with ground floor commercial and 8 residential units. SBL 56.109-3-17. SEQR Determination. Zone C-2, MUOD, BOD. Ward 4. LA 609 Broadway; applicant/owner.

Discussion: No one spoke at the public hearing. Scott Dutton, Architect, was present to represent the owners.

S. Dutton explained that the new owners plan to completely renovate the building. The apartments will be expanded slightly and the total number of units will be reduced from 11 to 8. S. Dutton said that the current configuration creates very small units and that the new owners would like to completely gut the interior and create a new layout. He said that all of the residential units are vacant and that the commercial tenant will be leaving as well. The conditions within the building were deplorable.

S. Dutton said that the building is in very good condition physically but that it needs a great deal of clean out. The fire escape on the north side of the building will be removed. A new fire escape will be added to the south side of the building where it will be less visible. The existing alleyway to the south will be enclosed creating a gallery/lobby that connects the rear parking lot to Broadway. This will create an "interior street" that will allow for access to commercial spaces that were previously only accessible from the rear.

Elevation drawings have not been submitted. S. Dutton said that he plans to return to the Board with additional information and more detailed drawings.

The Board asked about the size of the apartments. S. Dutton said that they will all be 1 bedroom units. He said that 1 bedrooms are the most sought after size for a rental unit. They offer more privacy with the separate bedroom and still allows tenants to have guests.

Any modifications must conform to the Broadway Design Standards and be reviewed by the HAC.

There is a parking area in the rear of the building which is accessible only by a narrow alleyway in the rear from Cedar Street. The applicants submitted a copy of their title work including a deed showing an access easement to use the alleyway known as "Martin's Lane".

Decision: The Board voted unanimously to table the application and place the item on the January 2017 Planning Board agenda. (WP, CP, JD, MW, RJ – yes)

OLD BUSINESS:

Item #9: **#32 Abeel Street** SITE PLAN to construct a 16,213, sf community center. SBL 56.43-5-35.100. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 8. Irish Cultural Center Hudson Valley Inc.; applicant/owner.

NOTE: John Dwyer recused himself from the discussion as a member of the ICCHV.

Discussion: Staff advised the Board that the applicants requested that the item be tabled to allow for additional time to prepare responses to the SHPO comments received 12-2-16 and also address the UCPB comments once received. They will seek to be placed on January agenda or request permission for a special meeting.

Decision: The Board voted unanimously to table the application. (WP, RJ, CP, MW, JM – yes; JD – recuse)

Item #10: **#105 Mary's Avenue** SITE PLAN to construct a 110,000sf new building addition to the hospital. SBL 56.41-3-1.110. SEQR Determination. Zone O-2 & RRR. Ward 9. Health Alliance of the Hudson Valley; applicant/owner.

NOTE: Jamie Mills recused herself from the discussion based on her employment by HAHV.

Discussion: Joseph Marsicovete, Chief Operating Officer HAHV, and Dennis Larios, project engineer were present at the meeting. They gave a brief update of the project.

D. Larios presented the updated plans and elevations. Staff had met with the applicants prior to the meeting to discuss potential changes. Staff had expressed concern over the traffic flow and pattern that was being considered. The use of Andrew Street as main access was discouraged and the applicants stated that they would not pursue that as a primary and would maintain the primary access off of West O'Reilly. Other changes some minor landscaping and lighting, along with signage and additional parking for emergency vehicles nearby the ER entrance. D. Larios stated that they are continuing to work with the Westchester architectural group on final details for the addition and site. These will be submitted to staff once finalized.

Staff advised the Board that the 30 day response period for the Planning Board's request to seek Lead Agency had not expired yet. The Board will not be able to declare lead agency or make any decisions until the response period is over.

Decision: The Board voted unanimously to table the application and schedule a public hearing for the project. (WP, RJ, JD, MW, CP – yes; JM – recuse)

NEW BUSINESS:

Item 11: #46 Lucas Avenue (333 Washington Avenue) SITE PLAN to construct a 14'x14' addition on an existing commercial building. SBL 48.330-5-5. SEQR Determination. Zone C-2. Ward 2. Shivam Corp/applicant; Pramil Vaghasia/owner.

Discussion: Gerry Shatzel, contractor for the owner, was present at the meeting. He explained that the owner is seeking approval to construct a small 196sf addition on the front of the corner store known as Getty Mart. At one time, the location contained gasoline pumps but they were removed a few years ago.

The existing building is 976sf, the addition will result in the building being 1172sf. The new area will allow for the deli counter to be relocated. There are no other changes proposed to the site.

The Board asked how this addition will effect parking on the site. G. Shatzel said that the parking will remain the same. He added that the refuse and recycling area will remain in the same location and is screened by a stockade fence.

The Board asked what the material will be for the addition. G. Shatzel said that it will be corrugated metal similar to what is on the building now. The Board suggested that the entire façade that is visible from Lucas and Washington be resided so that the materials match and allow for a clean cohesive look. G. Shatzel said that he agreed and felt that the owner would be willing to make the change.

The Board asked about the large window that will be removed and replaced with a smaller window. G. Shatzel said that the size and height of the window being proposed is a result of the need for shelving and the counter area. The Board requested that an awning be added to match the existing awning over the door.

R. Jacobsen asked that the applicant also consider adding a small planter area to the corner of the property near the intersection to make the site more visually appealing from the street.

The Board asked about the condition of the sidewalks. It was suggested that if there were any way to fill in cracks or even out the sidewalk while there was concrete at the site, it would be a benefit.

The parking requirement for the building is 1 space per 300sf totaling 4 parking spaces. Staff noted that there is more than enough room to park 4 vehicles with 3 along the fence and 1 in front of the building.

The project was considered a Type II Action under 6NYCRR Part 617.5 (c) (7), of the SEQR Law “construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities; the actions are not subject to review under this Part”.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the site plan for construction of a 196sf addition with the following conditions: the

building will be updated so that all sides visible from Both Washington and Lucas Avenues will have new matching siding, an awning will be added over the window to add to the buildings aesthetic, a planter area will be added to the corner intersection to beautify the parking area, and Board Policy #6 will need to be signed by the owner. (WP, MW, JD, CP, RJ – yes)

Item #12: 311 Wall Street SITE PLAN to establish a multi station restaurant, market, and commercial kitchen. SBL 48.331-1-16. SEQR Determination. Zone C-2, Stockade Historic District. Ward 2. 311 Partners LLC.

Discussion: Zachary Lewis, Hugh Lewis, Ben Giardullo, and Dennis Larios, project engineer, were present at the meeting.

B. Giardullo explained that the plan is to divide the building formerly occupied by Woolworth's into two areas. The Wall Street side of the building will be a restaurant featuring a variety of food choices for eat-in or take-out. The Crown Street side will be a "farm to market" grocery. The basement will house a commercial kitchen.

The Board asked if they had a name picked out for the business. The applicants replied that they have been calling it the "Kingston Food Exchange" but that they may not keep that name. They want to give it careful consideration.

D. Larios explained that the rear parking lot will need some regrading and will be completely resurfaced with drywells added. S. Cahill asked whether the applicants have considered adding street trees. The applicants said that they would like to. There are planters there that the City added which may need to be removed. S. Cahill stated that further discussion should take place and if the applicants are willing to install street trees along Crown Street, the City is open to working with the new owners.

A dumpster will be added in the rear parking area and will be enclosed. R. Jacobsen suggested something masonry instead of a wood fence because the fences tend to become destroyed and look unattractive. The Board agreed that this would be appropriate.

The Board asked how operations will be handled. B. Giardullo explained that the main focus of the building will be the grocery component with locally sourced food and quality products. The prepared food side, which will face Wall Street, will be multiple food vendors that will prepare and sell food in a food court like fashion. W. Platte asked if the two sides will be open to each other so that you could eat or drink while you are shopping. The applicants responded that the NYS liquor authority is strict about not being able to sell alcohol in a grocery store. They will likely need to be separated. The basement kitchen will allow for users to have access to a health department certified kitchen for producing food items for sale. They said that there are many people that are using their home kitchens which may not be certified for selling their products.

W. Platte asked how much renovation was needed in the building. The applicants responded that there was a great deal of work needed. The roof needed to be replaced, there was mold and water damage, and much of the interior needed to be gutted. The cleanout and rebuilding has already begun.

Z. Lewis said that right now they are in discussions with the NYS Historic Preservation Office and are having disagreements with the façade recommendations that SHPO is making regarding keeping the pink granite on the Wall Street façade. They are seeking historic tax credits and therefore have been working with SHPO on the design but they are hoping that they will reconsider this requirement. They have offered to change to black granite similar to another building in the vicinity. They said that the roof color of the Pike Plan canopy being mint green will not be complimented with a pink façade. S. Cahill asked the applicants to forward the comments from SHPO.

S. Cahill asked if the property occupied by BSP has an easement over the parking lot for this property. Z. Lewis said that there is no easement but that they have purchased BSP and that they plan to allow parking for BSP after the food exchange is closed for the evening. They feel that the timing for both buildings will allow for better use of the parking lot.

The project is considered a Type I Action under SEQR due its location in the Nationally Designated Historic District. A resolution was prepared for the Board to seek Lead Agency.

Decision: The Board voted unanimously to adopt a resolution to seek Lead Agency in the SEQR review and directed staff to circulate the required paperwork to all Involved and Interested Agencies. (WP, MW, JD, CP, RJ – yes)

Item #13: **#300 Flatbush Avenue** SITE PLAN/SPECIAL PERMIT to create 66 residential units. SEQR Determination. Zone RR. Ward 6. RUPCO, inc./applicant; Ulster County Economic Development Alliance In./owner.

Discussion: Chuck Snyder, RUPCO, Scott Dutton, project architect, Dennis Larios, project engineer, and Michael Moriello, attorney, were present at the meeting.

S. Dutton presented the Board with a preliminary site plan. He explained that RUPCO has enlisted Artemis for landscape design and Heritage Consulting as a specialist in historic preservation.

S. Dutton explained that the plan for the site is to create a campus like setting with pocket parking areas, landscaping, and paths. The existing trees along East Chester Street will be retained. Raised garden beds will be added and the Vietnam Memorial will be relocated. C. Polacco said that the Vietnam Memorial was already relocated to another location.

S. Dutton also explained the preliminary floor plan with 34 apartments in the Alms House and 32 senior housing apartments in the new construction.

S. Cahill explained that at this time, staff prepared a resolution for the Board to seek Lead Agency in the SEQR review.

Decision: The Board voted unanimously to adopt a resolution to seek Lead Agency in the SEQR review. (WP, RJ, JD, MW, CP – yes)

ZONING AMENDMENT:

Item #14: **#300 Flatbush Avenue** RECOMMENDATION on petition to change the zoning from RR Single Family Residential to R-6 Multiple Residence. SEQR Determination. Zone RR. Ward 6. RUPCO, inc./applicant; Ulster County Economic Development Alliance In./owner.

Discussion: Chuck Snyder, RUPCO, Scott Dutton, project architect, Dennis Larios, project engineer, and Michael Moriello, attorney, were present at the meeting.

The applicants submitted a petition to the Common Council requesting a zoning change from RR Single Family to R-6 Multiple Residence. The applicants explained that the property was on the market for 4 years. The first 2 years were through a bid process funneled through Joe Deegan. After that, they transferred the property and reframed the request with a price. The property sat for almost another 2 years with no offers.

W. Platted asked if the County had considered subdividing the property prior to the sale. S. Dutton said that he did not know whether that was considered or not.

W. Platte agreed that rezoning the property is necessary. The Board did not agree that the rezoning needed to be R-6, only that the Common Council should look at options for rezoning and choose the district that was most suitable.

Decision: The Board voted unanimously to recommend that the City of Kingston Common Council rezone the property located at 300 Flatbush Avenue. The Board agreed that the current zoning of RR – single family residence, is not appropriate for the site or for any adaptive re-use. At this time, the Board did not endorse that the zone be changed to R-6 Multiple Residence as petitioned by RUPCO, only that the Council should explore options for changing the zone to a district that is conducive to the location and the site. The Board also requested that the Common Council hold the decision in abeyance until the SEQR review is complete.
. (WP, RJ, JD, CP, MW – yes)

CURB CUT:

Item #15: **#211 O'Neil Street** REQUEST to install a 2nd curb cut. SEQR Determination. Zone R-2. Ward 6. Jesus Aquirre; applicant/owner.

Discussion: Jesus Aquirre was present at the meeting. He requested permission to add a curb cut on Wiltwyck Avenue to park one of his vehicles. Staff asked him if he had brought a drawing and photos as requested. He replied that he did not bring anything with him. Staff had printed a photo from google maps but it was outdated and did not show the new addition or patio that had been recently added. J. Dwyer pulled up a street view on his phone and noticed that there was already a 2nd curb cut on the property near the location being requested by the applicant. J. Aquirre said that this curb cut was too far back on the property and was not in the location that he wanted. The Board also noted that the applicant has a large driveway on O'Neil Street. Staff said that they would visit the site to get up to date photos of the property and that the applicant will need to submit a plan showing the new location and what will be done with the other curb cut on Wiltwyck Avenue.

Decision: The Board voted unanimously to table the application to obtain more information.
(WP, RJ, JD, CP, MW – yes)

Dec.12.2016MINUTES